143.0	0006	0012.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 758,300 / 758,300
					USE VALUE: 758,300 / 758,300
					ASSESSED: 758,300 / 758,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		PURITAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEISZ MARK S & KAREN E	
Owner 2:		
Owner 3:		
Street 1:	15 PURITAN RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,430 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 2008 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7430.000	244,000		514,300	758,300
Total Card	0.171	244,000		514,300	758,300
Total Parcel	0.171	244,000		514,300	758,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.68 | /Parcel: 377.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
92973			05/01/18

!11127!

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0006-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	244,000	0	7,430.	514,300	758,300	758,300	Year End Roll	12/18/2019
2019	101	FV	255,000	0	7,430.	482,200	737,200	737,200	Year End Roll	1/3/2019
2018	101	FV	255,000	0	7,430.	398,600	653,600	653,600	Year End Roll	12/20/2017
2017	101	FV	255,000	0	7,430.	366,500	621,500	621,500	Year End Roll	1/3/2017
2016	101	FV	255,000	0	7,430.	334,300	589,300	589,300	Year End	1/4/2016
2015	101	FV	211,400	0	7,430.	327,900	539,300	539,300	Year End Roll	12/11/2014
2014	101	FV	211,400	0	7,430.	304,700	516,100	516,100	Year End Roll	12/16/2013
2013	101	FV	211,400	0	7,430.	289,900	501,300	501,300		12/13/2012

PRINT

Date	Time
12/11/20	01:19:55

LAST REV

Date	Time
07/21/20	14:16:12

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11127

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20077-196		9/1/1989		247,900	No	No		Y

USER DEFINED

Prior Id # 1:	92973
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/1998	748	Manual	32,000					V/SIDING,WINDOWS,S
5/1/1992	167	Manual	2,500					REPLACE DECK 10X21

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2020	Mail Update	MM	Mary M
5/1/2018	Inspected	CC	Chris C
4/20/2018	MEAS&NOTICE	CC	Chris C
11/10/2008	Meas/Inspect	163	PATRIOT
12/9/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7430		Sq. Ft.	Site		0	80.	0.87	9									514,322						514,300	

Total AC/HA:	0.17057	Total SF/SM:	7430	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	514,322	Spl Credit		Total:	514,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00000000
Adj $ / SQ:	128.250
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331571
Depreciation:	87535
Depreciated Total:	244036

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

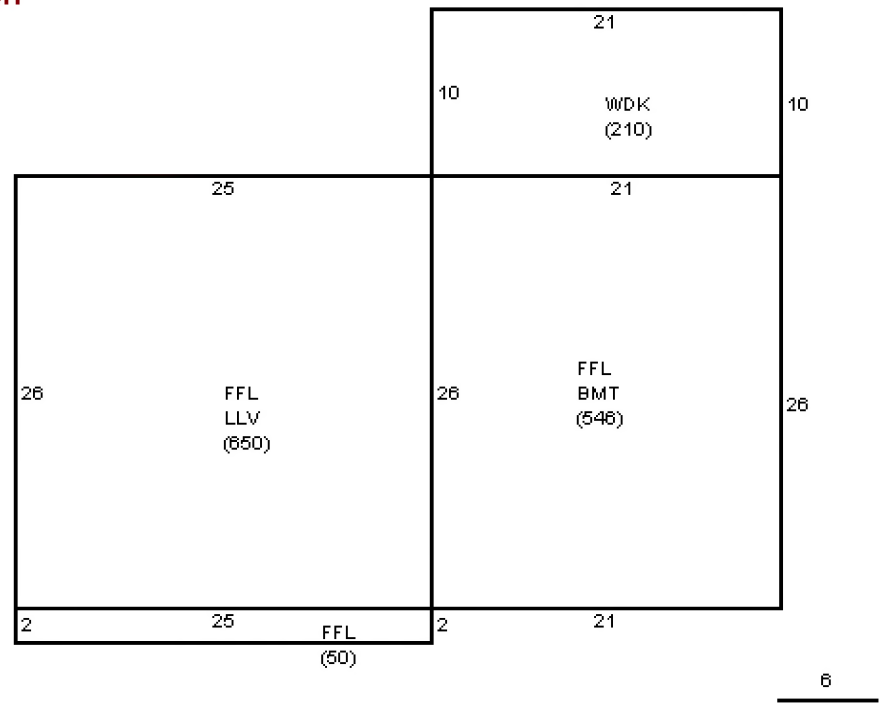
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	128.25
Special Features:	0	Val/Su Net:	92.01
Final Total:	244000	Val/Su SzAd	195.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,246	128.250	159,800
LLV	Lower Level	650	79.350	51,581
BMT	Basement	546	58.480	31,931
WDK	Deck	210	10.760	2,260

Net Sketched Area:	2,652	Total:	245,572
Size Ad	1246	Gross Are	2652	FinArea	2008
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	
LLV	100	FLA	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0006-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc